

**\$256,500.00**

BK: 2024 PG: 267  
Recorded: 2/6/2024 at 9:32:34.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$409.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Barbara J. Wilson and Jeffery A. Wilson, 719 W. Washington Street,  
Winterset, IA 50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Colton Smith and Jazmine Martin

**Grantees:** Barbara J. Wilson and Jeffery A. Wilson

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Fifty-Six Thousand Five Hundred Dollar(s) and other valuable consideration, Colton Smith, single, and Jazmine Martin, single, do hereby Convey to Barbara J. Wilson and Jeffery A. Wilson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Five (5) and the West Half (1/2) of Lot Six (6) in Block Twenty (20) of West Addition to the Town of Winterset, Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 2-5-24

Colton Smith, Grantor

Jazmine Martin, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2-5-24 by Colton Smith.



Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2-5-24 by  
Jazmine Martin.

Sarah M. Cowman  
Signature of Notary Public

